

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		WYMAN TERR, ARLINGTON

## OWNERSHIP

Owner 1:	LONG BEIMEI			
Owner 2:	BEAUCHESNE JAMES			
Owner 3:				
Street 1:	50 WYMAN TERR #52			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ:
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	SONIFER DENNIS K -		
Owner 2:	LANGE KATHRYN E -		
Street 1:	50 WYMAN TERR #52		
Twn/City:	Arlington		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Wood Shingle Exterior and 1363 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1  
CARD

## Residential

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

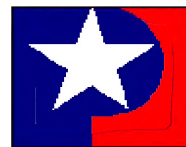
Total Card /

**Total Parcel**

700,300

**700,300**

**700,300**



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	696,400	3,900		700,300
Total Card	0.000	696,400	3,900		700,300
Total Parcel	0.000	696,400	3,900		700,300
Source: Market Adj Cost	Total Value per SQ unit /Card:			513.79	/Parcel: 513.79

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	696,400	3900	.		700,300		Year end	12/23/2021
2021	102	FV	676,800	3900	.		680,700		Year End Roll	12/10/2020
2020	102	FV	667,000	3900	.		670,900	670,900	Year End Roll	12/18/2019
2019	102	FV	622,500	3900	.		626,400	626,400	Year End Roll	1/3/2019
2018	102	FV	552,400	3900	.		556,300	556,300	Year End Roll	12/20/2017
2017	102	FV	504,900	3900	.		508,800	508,800	Year End Roll	1/3/2017
2016	102	FV	504,900	3900	.		508,800	508,800	Year End	1/4/2016
2015	102	FV	467,700	3900	.		471,600	471,600	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

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Undisplayed Areas:  
GLA: 1363  
QFP: 150

1st Res Grid	Desc:												# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM's:				BR's:			Baths:	2		HB	

## CONDO INFORMATION

		No Unit	RMS	BRS	FL
Exterior:					
Interior:					
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
		Totals			

## DEPRECIATION

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	537.90	
Special Features:	0	Val/Su Net:	460.28	
Final Total:	696400	Val/Su SzAd	510.93	

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.00489950
Adj \$ / SQ:	413.767
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	855543
Depreciation:	159131
Depreciated Total:	696412

Make:		Model:		Serial #		Year:		Color:	
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**PARCEL ID** 009.A-0001-0006.0

[illegible]

### SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	1,363	413.770	563,965						
OFP	Open Porch	150	27.630	4,145						
Net Sketched Area:		1,513	Total:	568,110						
Size Ad	1363	Gross Area	1513	FinArea	1363					

## IMAGE

**AssessPro** Patriot Properties, Inc

